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AFTER RECORDING PLEASE RETURN TO:

Venable, LLP
750 E. Pratt Street, Suite 900
Baltimore, MD 21202
Attn: Edward S. Evans, III

1-82

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the April 30, 2010, by **LITTLETON CAMPUS, LLC**, a Maryland limited liability company, whose address is c/o Erickson Retirement Communities, LLC, 701 Maiden Choice Lane, Baltimore, Maryland 21228 ("Grantor"), in favor of **REDWOOD-ERC LITTLETON, LLC**, a Maryland limited liability company, whose address is c/o The Allegis Group, Inc., 7301 Parkway Drive, Hanover, Maryland 21076 ("Grantee").

WITNESSETH, that in accordance with that certain Findings of Fact, Conclusions of Law, and Order Confirming The Debtor's Fourth Amended Joint Plan of Reorganization Under Chapter 11 of the Bankruptcy Code For Case No. 09-37010(SGJ) filed in the United States Bankruptcy Court for the Northern District of Texas Dallas Division, a copy of which is attached as Exhibit B hereto, and in consideration of Ten and No/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successor and assigns, with special warranty of title, in fee simple absolute, all of Grantor's legal and beneficial right, title and interest in and to the real property (the "Property") located in Douglas County, Colorado, and more particularly described on Exhibit A attached hereto and made a part hereof.

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TOGETHER with all buildings, fixtures and other improvements located in or on such parcel of land;

TOGETHER with all easements, rights, appurtenances, licenses and privileges belonging or appurtenant to such land;

TOGETHER with all minerals, gas, oil and water rights, sewer rights, other utility rights, and development rights now or hereafter allocated or allocable to such land;

TOGETHER with all right, title and interest of Grantor in and to any land lying in the bed of any street, road, avenue or alley, open or closed, adjacent to such land, to the center line thereof;

TOGETHER with all of the estate, right, title, interest and claim, either at law or in equity, of the Grantor of, in, to or out of the Property; and

SUBJECT TO all matters of record against the Property as of the date hereof as shown on Exhibit C.

GRANTOR hereby covenants that, except as set forth on Exhibit C, it has not done or suffered to be done any act, matter, or thing to encumber the Property, that Grantor will warrant specially the Property, and that Grantor will execute such further assurances as may be requisite.

[Signature Page Follows]

UNOFFICIAL COPY

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has duly executed this Special Warranty Deed as of the day, month and year first above written, with the intention of creating an instrument under seal.

GRANTOR:

LITTLETON CAMPUS, LLC, a Maryland limited liability company

By: Erickson Retirement Communities, LLC, a Maryland limited liability company, its Member

UNOFFICIAL COPY

By: [Signature]
Name: Gerald F. Doherty
Title: Executive Vice President

STATE OF: Maryland)
COUNTY OF: Baltimore)

The foregoing instrument was personally acknowledged before me, the undersigned notary public, in and for the jurisdiction aforesaid, this 30th day of April, 2010, by Gerald F. Doherty, the executive vice president of Erickson Retirement Communities, LLC, member of LITTLETON CAMPUS, LLC, on behalf of the limited liability company.

[Signature]
Notary Public

My Commission Expires: 4-30-2012

Seal

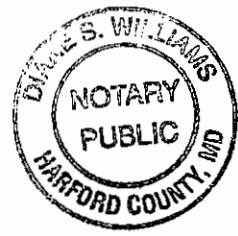


EXHIBIT A
LEGAL DESCRIPTION

PARCEL ONE:

LOTS 1 AND 2,
ERICKSON FILING NO. 1,
RECORDED JUNE 2, 2006 AT RECEPTION NO. 2006046418, AS AMENDED BY
TECHNICAL PLAT CORRECTION CERTIFICATE RECORDED NOVEMBER 23, 2009 AT
RECEPTION NO. 2009088858, COUNTY OF DOUGLAS,
STATE OF COLORADO.

PARCEL TWO:

RESERVATION OF ACCESS ACROSS THE LINES RELINQUISHED IN RULE AND
ORDER IN CASE NO. 83 CV 274 IN THE DISTRICT COURT OF DOUGLAS COUNTY,
COLORADO, RECORDED JANUARY 17, 1985 IN BOOK 558 AT PAGE 587 WHERE
PASSAGEWAYS UNDER THE ROADWAY HAVE BEEN PROVIDED, AS MORE
PARTICULARLY SET FORTH IN SAID RULE AND ORDER.

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EXHIBIT B

UNOFFICIAL COPY



U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS
ENTERED
TAWANA C. MARSHALL, CLERK
THE DATE OF ENTRY IS
ON THE COURT'S DOCKET

The following constitutes the ruling of the court and has the force and effect therein described.

Signed April 21, 2010

United States Bankruptcy Judge

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IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

In re:	§	Case No. 09-37010 (SGJ)
	§	
ERICKSON RETIREMENT	§	Chapter 11
COMMUNITIES, LLC, <i>et al.</i> ¹	§	
	§	(Jointly Administered)
Debtors.	§	

**AMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
ORDER CONFIRMING THE DEBTORS' FOURTH AMENDED JOINT PLAN OF
REORGANIZATION UNDER CHAPTER 11 OF THE BANKRUPTCY CODE**

WHEREAS Erickson Retirement Communities, LLC and its affiliated debtors in the above-referenced chapter 11 cases, as debtors and debtors in possession (collectively, the "Debtors"), have jointly proposed and filed with the United States Bankruptcy Court for the

¹ The Debtors in these chapter 11 cases are Erickson Retirement Communities, LLC, Ashburn Campus, LLC, Columbus Campus, LLC, Concord Campus GP, LLC, Concord Campus, LP, Dallas Campus GP, LLC, Dallas Campus, LP, Erickson Construction, LLC, Erickson Group, LLC, Houston Campus, LP, Kansas Campus, LLC, Littleton Campus, LLC, Novi Campus, LLC, Senior Campus Services, LLC, Warminster Campus GP, LLC, Warminster Campus, LP.

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